



SPECIAL MEETING OF THE COMMON COUNCIL MIDDLETOWN CONNECTICUT

SEPTEMBER 8, 2015

The Special meeting Questions to Directors of the Common Council of the City of Middletown was held in the Council Chamber of the Municipal Building on Tuesday, September 8, 2015 at 6 p.m.

Present

Deputy Mayor Robert P. Santangelo and Council Members Thomas J. Serra, Hope Kasper, Carl R. Chisem, Gerald E. Daley, James B. Streeto, Sebastian N. Giuliano, Sandra Russo Driska, Deborah Kleckowski and David Bauer; Sergeant-at-arms Police Chief William McKenna; and Acting Common Council Clerk Linda DeSena.

Absent

Mayor Daniel T. Drew; Council Members Mary A. Bartolotta, Grady L. Faulkner, Jr., and Corporation Counsel Daniel B. Ryan.

Also Present

Public Works Director William Russo, Finance Director Carl Erlacher, Acting Director of IT Eldon Bailey, Water and Sewer Director Guy Russo, Parking Director Geen Thazhampallath, City Attorney Brig Smith, Chief of Police William McKenna, Acting Parks and Recreation Acting Director Deb Stanley, Tax Assessor Damon Braasch, Fire Chief Robert Kronenberger, Deputy Director of Communications Joseph Kronenberger, Planning, Conservation and Development Director Michiel Wackers, Director of Human Relations Faith Jackson Arts Coordinator Stephan Allison, City and Town Clerk Linda Bettencourt, Emergency Management Director George Dunn, Russell Library Director Arthur Meyers, Youth Services Coordinator Justin Carbonella, Joseph Samolis Administrative Aide to the Mayor and ten members of the public.

1. Mayor calls meeting to order.

The Acting Chair opens the meeting at 6 p.m. and leads the public in the Pledge of Allegiance.

(Pledge of Allegiance)

The Acting Chair declares the call a legal call and the meeting a legal meeting.

(Council Clerk Reads the Call of the Meeting and Mayor declares call a legal call and meeting a legal meeting.)

2. Questions to Directors Opens

The Acting Chair opens questions to directors workshop at 6:04 p.m. Councilman Bauer asks for the Director of Planning, Conservation, and Development, Michiel Wackers. Michiel Wackers comes forward. Councilman Bauer states the largest dollar amount is the FedEx Project and when I read the detail and the financial impact implied there was additional information and he can't remember getting that. He did not see and doesn't understand, you are eliminating the

permit fees to \$500,000 and what would they be absent that and you might also answer to tell us what the cost of the City doing its inspections to ensure this is a safe building. He asks what they may have to forego out of the City's overhead cost. Mr. Wackers prepared a memo on the fiscal impact. The front is an overview of the project. Based on the project, it would be almost \$2 million in building fees and they are asking for a cap at \$500,000 and there is case law that we can't exceed our actual costs on the permit fee. Our ability to review the project will not be a cost over \$2 million and \$500,000 is closer to those costs. There will be a lot of site work to prepare it and a significant number of inspections and between the City and Fed Ex, they reviewed what those costs would be to compensate the city and to insure the project is safe. Councilman Bauer states he wanted to know how reasonable it is; can you give me some idea what the City's cost will be over the period of development. What is that cost. Mr. Wackers states it was not estimated and at various levels of the project it will be various levels of intensity from the City. It is at least six different departments for this project. People will do the inspections and other duties throughout the City and having \$500,000 is the amount to do this project and reimburse the City. Councilman Bauer states it is hefty fees. He is concerned about the costs and what the impact is on the operations. If this development doesn't pay then someone else will have to pay and if this puts pressure on their operational costs, he would like to know what we have to absorb. Mr. Wackers states on page 3 there is a breakdown and it is broken down with other departments and debt interest. At the bottom of the page is having no project and having FedEx moving forward would be \$1.2 million revenue for the City. Councilman Bauer is hoping he would have had an idea of the impact on our operations.

Councilman Giuliano notices the construction costs listed as \$134 million. Mr. Wackers states it is closer to \$250 million, but actual site costs and fitting out the building is \$150 million. Mr. Wackers states it is private investment and they have maybe 12 bathrooms. Councilman Giuliano states and it is valued at \$52 million. Mr. Wackers agrees; these numbers he has been through with the Tax Assessor and you spend more to build it. This is an income evaluation as to what it can be rented for. Councilman Serra asks if it was in the packet; Mr. Wackers states it was his intention and apologizes for the delay. Councilman Serra states it is hard to look and digest the information when received the night of the meeting. Councilman Giuliano asks to address questions to William Russo, Director of Public Works. He asks about the Capital non-recurring plan and it talks about in excess of ten years and lists equipment. Are they all an expected life expectancy of ten years. Mr. Russo states he hopes they have the trade-in list; the cars were the only discussion. The ones they are getting rid of are ten and thirteen years old. All of the cars go more than ten years. That was the discussion. Councilman Giuliano states we did this with the plan and not floating bonds. Mr. Russo states that is a question for Finance, but you would have to fund the CNR. Councilman Giuliano asks if after this they will factor in these items into a projection that we can start to fund the plan to replace them. Mr. Russo states a month ago Finance asked for a two year CNR Plan and at the time Public Works and Parks looked for \$1.5 million. With the trucks to plow, they cost \$250,000. Councilman Giuliano hopes this is not the new normal, but go back to the plan and budget for it.

Councilman Bauer asks Mr. William Russo about the Standardization of Generators. He can't remember seeing this before Public Works or the WPCA. What is the scope of this resolution. Mr. Russo states they have a professional agreement for the generator here and Parks and he can't speak for the other departments but the goal is to get a price that is reasonable and put the generators like at the High School on this; it is our responsibility and they have been with this firm. The service is fantastic and it is a good value to the city to put them under one and he can't speak for the other departments. We will do this for two years. Councilman Bauer states it states it is for throughout the City and the wording might not be appropriate. You are talking of back-up generators. Mr. Russo responds Emergency Management, Water and Sewer; it is to keep up and running during major storms and we don't want five or six companies coming in and putting their hands on the generators. I can't speak for the other departments and we have had a service contract on our generators for the last two years. Councilman Bauer states he would like to follow this up, unless someone has questions for this director. Councilman Serra states the listing doesn't list Water and Sewer, do we have to amend it. Mr. Russo responds you have to

ask Water and Sewer. Councilman Serra states if this is for all generators we have to list them. Guy Russo, Director of Water and Sewer comes forward. Councilman Serra asks if they use Powers Guarantee Generator as their service person. Mr. Guy Russo states no; we standardized on Owens Cummins for our generators and they do all of our work currently. Councilman Serra asks if he has a service agreement; Mr. Guy Russo responds yes. Councilman Serra states you don't have to be listed on this. Mr. Guy Russo responds no, we have a separate agreement that works well for all of our installations. Councilman Serra asks William Russo if it would work with anyone else. Mr. William Russo responds Tina Gomes worked on this and contacted anyone who had a generator in the City and other than Water and Sewer will be on that. Councilman Serra asks about the schools. Mr. William Russo replies to the best of his knowledge, only Middletown High. I don't know about the elementary schools; I don't believe they do because the high school is the shelter during storms. Councilman Serra asks if it is time sensitive. Mr. William Russo states they would like to keep this moving. Councilman Serra states his point is if there are others, we should know that and put it on. Mr. William Russo states he is confident that she got them all. Councilman Serra thanks Councilman Bauer for yielding on this.

The Acting Chair asks if Councilman Bauer has further questions. Councilman Bauer states there is no emergency over our heads with this agreement. Mr. William Russo responds it is not an emergency, but we shouldn't go without a contract on these. They are here every six months. I believe Emergency Management needs work which is part of the reason to standardize. Councilman Bauer states he would like to check the wording on who is in and who is out and give it a second look. Would any emergency befall the City if it is sent back and the wording is good at a second reading. Mr. William Russo states he can make sure the rest of the City is covered on there and do it under other tomorrow at the Public Works Commission and come back in October, that would be good. Councilman Bauer asks the Acting Chair, Deputy Mayor Santangelo, seeing we have Director Dunn here, he would like to double check to see if the one month delay is okay with him. Mr. Dunn comes forward; he states one month delay is a toss up because we don't have an existing contract with a provider and a generator goes down, there could be a problem. Fire is waiting to sign on. Police are ready to sign on and the Board of Education we did have an agreement with them. He did a survey on all of them and Powers has been very good and Tina worked with them for a better price and we should go with them. Councilman Bauer asks how long they have been working on this assessment; Mr. Dunn responds he has to go back to the Commission, probably 4 months, but the high school, one year. Councilman Bauer states we are getting that load, the resistant load; when you had to use an alternative, how much did it cost to test. Mr. Dunn responds almost \$1,100. Councilman Bauer states our payback on this if we are testing it; Mr. Dunn states the resistive load will test it every time it runs. It is required to have twice a year a 70% load test. This will do it 100% all the time and this will save us at least \$1100 twice a year. Councilman Bauer asks if he thinks this is a good investment; he respond absolutely.

Councilman Serra asks Mr. William Russo regarding Green Street Arts Center. It is our building and what are we doing. Mr. Russo states it is for the roof; ten years ago we did a band aid that lasted ten; there are two types of roofs, one is pitched and one flat with a rubber membrane. There are a few small leaks and the recommendation is to replace and we are asking for \$50,000, but it should be a little less. Councilman Serra will help with the freezing pipes. Mr. Russo states yes. Councilman Bauer asks for William McKenna, Chief of Police. He asks about the appropriation for \$32,000 and what happened to this in the budget. Chief McKenna states it was in the budget but did not make the final cut. Councilman Bauer asks if the job has a current job description, Chief McKenna states yes; and there is another job description and he would ask that this be tabled. The Public Safety Commission asked for a seven day coverage schedule and after that, he was going to come back and ask for a 1-1/2 person. Councilman Bauer states if it is going to be postponed, that is the end of my questions. Chief McKenna states he would give the presentation, but we can't asks that the dollar amount be raised from that on the agenda. Councilwoman Kleckowski asks for the explanation of this. Chief McKenna states they proposed an animal shelter and it was endorsed by the Commission and they got money for a study for a comparative design and it is an animal shelter and not a dog pound. We will get the study and

bring it back to you and come with a one bond plan and two other price plans of more than one bond. If the City decides to have an animal shelter, we will have to increase staff. We currently have 1-1/2 person staff and she answered over 300 calls and that doesn't include her going out. They use a Police Officer to cover for the animal control officer. We did a justification analysis and they are currently funded at 111 and the analysis puts us at 124. Next Public Safety meeting we will recommend how we get to that number.

Councilman Giuliano will you postpone indefinitely; Chief McKenna will do it in October. Councilwoman Kleckowski asks in the review will it include the staff costs. Acting Chair states this is not about an animal shelter or the staff. Acting Chair responds they will defeat it and reintroduced. Councilman Bauer asks for IT Director, Eldon Bailey, Acting Director. Councilman Bauer states there is a job description changing Network Coordinator to Network Administrator. He didn't see the changes and raising concerns it doesn't have any arithmetic requirement. Mr. Bailey states the requirements are minor; it went through the It commission and thought making the minor changes would make it easier to hire someone for this position. Last time they had two candidates and couldn't offer them the job because they didn't have certifications. They thought the certifications not as necessary as education and work. Councilman Bauer asks he hopes the arithmetic requirements are still necessary. Mr. Bailey states they support technology and don't do math in the office. Councilman Bauer asks if striking out the certifications is it a change in direction. Are you anticipating broaden the skills and tools the City's IT department uses. Mr. Bailey states it is not out of the question, but they are predominately Microsoft and the changes will give them a better opportunity to hire someone qualified to fill that spot. Councilman Bauer states administering and administrate replaces coordinate and he asks how many administer the technology in the department. Mr. Bailey states they don't have enough hirer people in the department and this person will administer the systems and they don't coordinate. Councilman Bauer states a change in title with no change in salary translates into six months down the road an upgrade. Do you think that is in the wings. Mr. Bailey states that is not his intention. Councilman Bauer states there are vacant positions and will this change the vacancies you are looking for. Mr. Bailey states this was part of the department for many years and the person will be doing these activities for a long time. They have to look at the other positions open and available.

3. Questions to Directors Closes.

4. Meeting adjourned.

Councilman Streeto moves to adjourn and his motion is seconded by Councilwoman Kasper. The vote is unanimous to adjourn. The Acting Chair adjourns the meeting at 6:40 p.m.

ATTEST:

MARIE O. NORWOOD
COMMON COUNCIL CLERK